

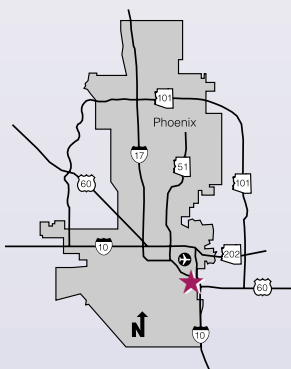


City of Phoenix Employment Center Profile

South Mountain

At the base of South Mountain, this developing area offers excellent opportunities for office and industrial uses.

The employment center extends from South Mountain north to Broadway Rd. between 24th St. and 48th St. South Mountain includes a mix of business and industrial parks as well as several attractive new master-planned housing developments.



- Access to a large manufacturing and administrative support workforce
- Excellent interstate and air transportation access
- Substantial inventory of office and industrial space
- Attractive new business parks
- Enterprise Zone tax credits available
- High quality housing developments and recreational opportunities

Labor Force Accessibility and Skills

A key advantage of locating in South Mountain is accessibility to a large labor pool. More than 500,000 workers live within a 30-minute commute.¹ The population within the commute shed is expected to grow nearly 10 percent by 2010 providing additional workers to support future growth.²

Within a 20 to 30-minute commute, businesses have access to a broad mix of workers to fill executive, managerial and technical positions. Within a 10-minute commute, the labor force offers a high concentration of people with clerical, sales and administrative skills as well as manufacturing workers. In addition, a sizeable portion of the workforce has bi-lingual skills to support international business operations.

South Mountain businesses are also well positioned to take advantage of training resources and attract new graduates from nearby Arizona State University, South Mountain Community College, Maricopa Skill Center and a variety of other private training providers are located in the immediate area.

1 Special Census of Maricopa County, 1995. 2 Maricopa Association of Governments, 1997.

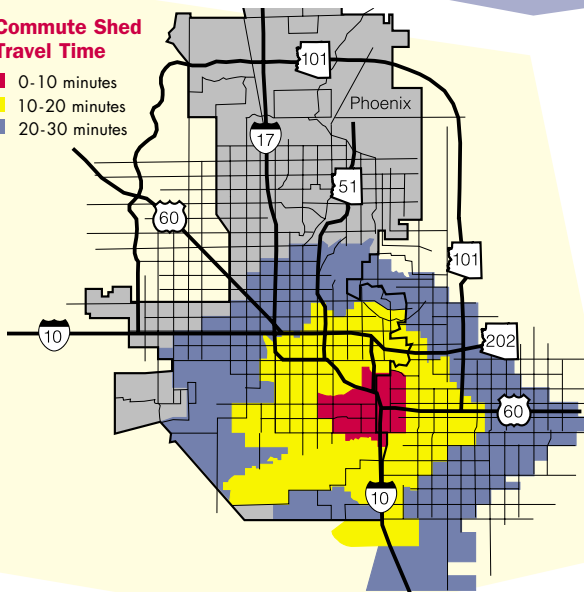
Employment by Occupation

Work Force	10 Min. Commute		20 Min. Commute		30 Min. Commute	
	Number	%	Number	%	Number	%
Executive/Managerial	2,910	11	31,355	14	81,452	14
Professional Specialty	4,356	17	37,788	16	93,356	16
Technical Support	1,456	6	10,621	5	25,832	5
Sales	2,762	11	28,137	12	76,062	13
Clerical & Admin Support	6,269	24	41,944	18	106,218	19
Service Occupations	1,858	7	34,106	15	73,081	13
Precision Production	3,298	13	24,620	11	65,090	11
Machine Operator	2,220	8	13,469	6	31,248	5
Helper/Laborer	1,116	4	9,071	4	21,215	4
Total	26,245		231,111		573,553	

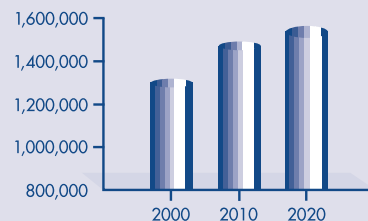
Source: Bureau of the Census; Applied Economics, 2000.

Commute Shed Travel Time

- 0-10 minutes
- 10-20 minutes
- 20-30 minutes



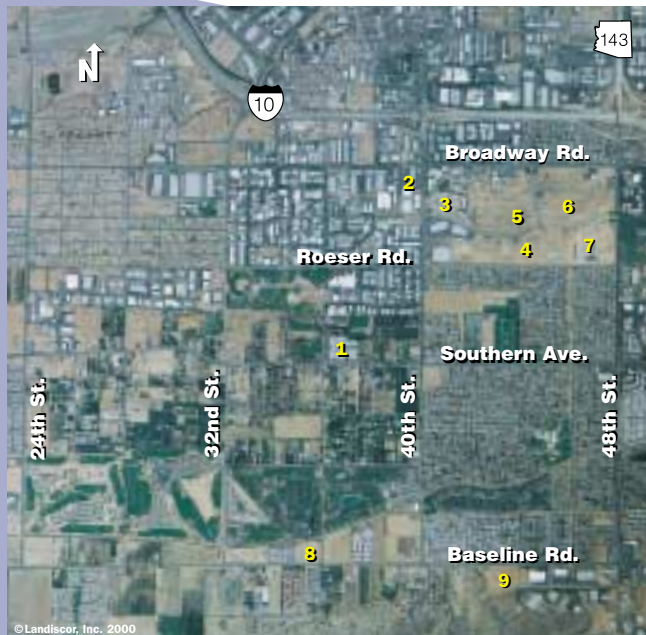
Projected Population 30 Minute Commute Shed



Population	
2000	1,338,672
2010	1,453,170
2020	1,573,183

Development Activity

South Mountain offers an inventory of more than 8 million square feet of industrial and warehouse space. New or expanding businesses will benefit from competitive lease rates found in this area. Several new office and industrial parks developing in the area are evidence of strong local market conditions.



Business Parks

- | | | |
|---|--|---|
| 1. South Mountain Business Park
239,000 sq. ft.
Industrial/Warehouse | 4. Allred Cotton Center
1 million sq. ft.
Office/Light Industrial | 7. Cotton Corporate Center
264,000 sq. ft.
Class "A" Office/Flex |
| 2. Broadway Business Center
136,000 sq. ft.
Office | 5. Opus Cotton Center
300,000 sq. ft.
Flex/Office | 8. Raven Corporate Center
85,000 sq. ft.
Office/R&D |
| 3. Koll Cotton Center
225,000 sq. ft.
Office/Light Industrial | 6. Cotton Center Commons
9,000 – 26,600 sq. ft.
10 Class "A" Office Buildings | 9. Baseline Foothills
149,000 sq. ft.
Office/Light Industrial |

Infrastructure

Interstate 10 provides direct connections to Southwest and Southern California markets. This makes South Mountain a choice location for manufacturers and distributors that service these regions. This area also offers superior metro area accessibility with connections to the southeast valley via Highway 60 and direct access to Downtown Phoenix and North Phoenix via the urban freeway system.

The South Mountain area offers direct access to Phoenix Sky Harbor International Airport, which is within a short 5 to 10 minute drive. The airport is one of the busiest in the world based on aircraft operations and provides world-class passenger and air cargo service.¹ More than 24 airlines and 50 air cargo companies currently serve the area. In addition, Phoenix Sky Harbor has one of the highest percentages of operational time of any major airport in the nation.

South Mountain is also well served by several telecommunications providers with advanced fiber optic networks in place to provide enhanced services with excellent reliability.

1. Airports Council International, 1999.

Housing and Attractions

Although South Mountain has many established neighborhoods, it is in many ways a young developing area. There are many new homes under construction in master planned communities with golf and other amenities. New developments and area attractions include:

- The Raven Golf Club at South Mountain, designed by Gary Panks and Senior PGA Tour star David Graham, offers exceptional golf and amenities in lush surroundings. Several new, upscale, housing developments border the Raven golf course.
- The Legacy Golf Resort includes luxury guest suites, 322 single-family homes and 150 patio homes at the scenic foothills of South Mountain. This development combines scenic beauty with the convenience of downtown and major employers in the area.
- Pointe South Mountain Resort and Golf Club offers large conference facilities, guest accommodations, golf and a variety of other recreational opportunities.
- South Mountain Regional Park, which borders the area, contains 16,000 acres of desert preserve and recreational space. It is the largest municipal park in the world and offers a variety of hiking trails and outdoor recreation amenities.

Major Area Employers/ Industry

Action Performance Cos., Inc.
Die-Cast Collectibles
BAX Global
Freight Transportation
Charles Schwab & Company
Financial Services
Cricket Communications
Telecommunications
Goettl Air Conditioning Inc
Air Conditioning Manufacturing
Kalil Bottling Company
Bottled and Canned Soft Drinks
Mitek Corporation
Audio and Video Equipment
Mosaic Printed Circuits, LLC
Printed Circuit Boards
Nextel
Telecommunications
P F Technologies Ltd
Plastics Processing

Source:
Dun & Bradstreet Marketplace, 2000;
Maricopa County Redishare Survey, 2000.

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